

VISOA Webinar: How Windows Can Save Money and Save Lives in Stratas

April 16, 2022 Speaker: Mark Estrada, Centra Windows



Disclaimer: The webinar speaker is a guest with knowledge about windows. The information presented is for general information only. Some questions have been answered by a VISOA volunteer who is familiar with the Strata Property Act and strata issues. All comments provided by them are information only and should not be considered either as legal or technical advice. Professional advice should be sought as appropriate. No person is permitted to use a reference to VISOA, its speakers or its members who are acting on behalf of VISOA, in a manner which claims, implies or suggests that VISOA, the speaker, or members, have given a legal or technical opinion, ruling or determination on a particular issue.

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Question	Answer
How can I reach the speaker, Mark Estrada, and Centra Windows?	email: mestrada@centra.ca LinkedIn: https://www.linkedin.com/in/markestradavancouver/ www.centra.ca
Where can I watch the video recording of the webinar?	Watch the video on YouTube: https://youtu.be/3pSXKNd6lLI
Where can I get a copy of the slides?	You can download a pdf copy of the slides at: https://www.visoa.bc.ca/?page_id=3405
What are the links to the blog posts that Mark mentioned about windows?	Centra Windows has several helpful blog posts: https://www.centrawindows.com/blog Are LoE Windows Worth the Investment?: https://www.centrawindows.com/blog/investing-loe-windows-worth-it Vinyl Windows in a High Rise: https://www.centrawindows.com/featuredproject/imperial-tower-managing-a-project-with-208-owners Strata's Beware, Window Installation Warranties: https://www.centrawindows.com/featuredproject/stratas-should-consider-installers-and-warranty
Are there any guides for stratas about window replacement?	Yes. See BC Housing "Maintenance Matters 13 - Window and Door Replacement": https://www.bchousing.org/research-centre/library/consumer-maintenance-renewals/maintenance-matters-13-window-and-door-replacement
Rebates	

<p>Where can I learn about the CleanBC Better Homes rebates for windows?</p>	<p>BC REBATES: See the BC rebates for windows and doors here: https://betterhomesbc.ca/rebates/window-and-door-replacement-rebates/</p> <p>ELIGIBILITY: Read eligibility requirements carefully. Condo and apartment buildings do not qualify. https://betterhomesbc.ca/faqs/is-my-home-eligible-for-rebates-or-an-energuide-home-evaluation/</p>
<p>Where can I learn about the Canada Greener Homes Grants for windows?</p>	<p>REBATES: See the federal rebates for windows and doors here: https://www.nrcan.gc.ca/energy-efficiency/homes/canada-greener-homes-grant/start-your-energy-efficient-retrofits/plan-document-and-complete-your-home-retrofits/eligible-grants-for-my-home-retrofit/23504#s3</p> <p>ELIGIBILITY: https://www.nrcan.gc.ca/energy-efficiency/homes/canada-greener-homes-grant/start-your-energy-efficient-retrofits/learn-about-the-initiative/23476#s1 Most duplexes and townhomes qualify however an EnerGuide evaluation is mandatory before and after the project. Read the eligibility requirements carefully. For condo buildings, only small buildings qualify (stacked, three storeys or less with a footprint of 600m² or less). An EnerGuide evaluation must be done for the entire structure and the building is not eligible if an air tightness test can't be performed during the energy evaluation. <u>Only</u> a maximum of 4 strata lots are eligible. Example: The rebate for 1 window is \$125-\$250 depending on the efficiency of the window (payable to the owner, not the strata). Therefore, if 4 condo units are replacing 1 window each, the maximum rebate for the entire building is \$500-\$1,000. If 4 condo units are replacing 1 window and 1 sliding glass door each, the maximum rebate for the entire building is \$1,000-\$2,000.</p>
<p>What is an Energy Coach?</p>	<p>The Energy Coach is a free coaching service provided by CleanBC to provide information and general advice about energy efficiency upgrades and rebates. Use their contact form: https://betterhomesbc.ca/connect/ or call 250-412-0489 (greater Victoria) or 1-844-881-9790 (toll-free).</p>
<p>Window Technology</p>	
<p>What does LoE mean?</p>	<p>LoE stands for Low Emissivity coatings. These coatings have been developed to increase the energy efficiency of your windows. For example, in the summer, long-wave heat energy radiating from the sun is reflected back outside, helping to keep the interior of your home cool. In winter, internal long-wave heat energy is reflected back inside, keeping your home warm and lowering heating costs.</p>

<p>If low-E reflects the heat, isn't that a disadvantage in the winter when you want that solar heat gain? My south facing windows help heat my home in cold weather.</p>	<p>In the winter the sun doesn't actually warm your unit as much as you might think. Depending on the windows you choose, your home will be more energy efficient. By keeping the warm air in you are saving money on heating costs.</p>
<p>Why is window filled with gas?</p>	<p>Gas in glass acts as an insulator. Argon is now the industry standard for filling dual pane windows . It does an excellent job of diverting heat gain during summer while keeping the interior cosy during winter. Windows filled with argon are also less prone to clouding (interior condensation) because argon has less moisture in it than air.</p>
<p>You mentioned the manufacturer puts an etching or mark on the window. What does it mean?</p>	<p>According to Natural Resources Canada, a permanent mark either on the glass or on the spacer bar indicates that the manufacturer has passed the insulating glass durability test.</p>
<p>Buidling Envelope Assessment (BECA)</p>	
<p>You mentioned BECA. Can you expand on what we should look for in the assessment?</p>	<p>A building enclosure condition assessment (BECA) and investigation may be required when an enclosure is suspected of having a problem, such as a leak. A BECA report describes either the current condition of the overall enclosure or specific components, such as windows or a balcony, and aims to identify problems or potential problems. Your provider will generally review the original building drawings, carry out an owner survey, and then spend time onsite visually reviewing various components of the building enclosure. The process may include making exploratory openings to assess the condition of hidden components and a range of testing and special analysis techniques, such as thermography. The strata generally receives a written report of the findings and recommendations. If failures are detected, the report will recommend the next steps that may lead to repairs or a renewal.</p>
<p>Who can do the BECA assessment?</p>	<p>BC Housing suggests checking to see if your municipal planning department has a list of approved Building Envelope Consultants or by searching the:</p> <ul style="list-style-type: none"> * Architects Institute of British Columbia (AIBC): https://aibc.ca/ * Engineers and Geoscientists of British Columbia for a Building Enlosure Engineer (BEE): https://www.egbc.ca/ * You can also find information at the BC Building Envelope Council: https://bcbec.com/
<p>Where can I learn more about the building envelope?</p>	<p>See BC Housing "Maintenance Matters 11 - Creating and Implementing a Building Envelope Maintenance and Renewals Program": https://www.bchousing.org/research-centre/library/consumer-maintenance-renewals/maintenance-matters-11-creating-and-implementing-a-building-envelope-maintenance-and-renewals-program</p>

Window Project	
<p>Our building was built in 1987. Do we have to test for asbestos before the windows are replaced?</p>	<p>Yes. WorkSafeBC requires that all buildings built before 1990 must test for hazardous materials including asbestos-containing materials. This is best done early in the planning process. Contractors bidding on the project need this information to protect their workers under the Occupational Health and Safety Regulation, protect residents, and to ensure that these costs are included in their bid. https://www.worksafebc.com/en/health-safety/hazards-exposures/asbestos/think-asbestos</p> <p>Search Environmental Consults or Asbestos Abatement to find a qualified testing company or asbestos surveyor. They will take samples of possible asbestos-containing materials from the interior and exterior areas around the windows, send them to a lab for testing, and then provide the strata with a report.</p>
<p>What is the typical time frame for a project from award of a contract to when the work is completed? For example, a 4-story building with 100 units?</p>	<p>This can vary for a lot of different reasons. After materials are on site, typically we can complete 1 unit per day.</p>
<p>Are there supply issues these days?</p>	<p>(April 2022) The pandemic has caused shortages and long transportation times for all sorts of materials. As manufacturers rebound, it is important to maintain open dialogue to see if supplies will be delayed.</p>
<p>Can you insert a vinyl window into the old aluminum frame?</p>	<p>Yes. That's called a renovation window. It's easier and less expensive but there are drawbacks. This kind of window covers the old frame but it doesn't fix any underlying issues. And since the aluminum frame isn't being removed you can't see the condition of the area around the window. If there was water ingress there could be rotted wood, mould etc.</p>
<p>What is a full-frame replacement window? Is it better than an insert window?</p>	<p>By fully removing the old aluminum frame we can identify damage and building envelope issues. It gives the opportunity to wrap all sides of the window opening and install the new window air-tight.</p>
<p>How will we know we're getting the quality of window we're paying for?</p>	<p>If your strata is working with a building envelope consultant, they will write the specifications for the windows and all bids will be based on those specs. Quality assurance can be done through inspections to ensure that the windows meet the specifications. Also the windows have a label. And some have a small mark in the glass with the LoE information.</p>

<p>Do highrise windows in highrise buildings have to be aluminum?</p>	<p>Whether your building can have vinyl or aluminum windows is a question that needs to be assessed by a professional. There are numerous factors to consider in highrise buildings, such as the wind factor. An engineering consultant can write the specifications for your building. For example the glass might be twice as thick on some floors.</p>
<p>Do you have any comments about window replacement in stucco buildings?</p>	<p>Stucco, like any other building envelope material has a specific lifespan and challenges especially for window replacements. For stucco buildings there is a potential for additional costs for repairs and hazardous materials abatement. We suggest keeping a higher than usual contingency on hand when undertaking a major project in stucco.</p>
<p>Do you have any comments about window replacement in brick buildings?</p>	<p>Vinyl window replacements are possible within brick buildings. Depending on how the brick was installed, this would dictate the type of window and installation method that would be used. It is always good to ask either your contractor, window manufacturer, or engineer/consultant for drawings of how the windows are to be installed.</p>
<p>When a window is replaced do I need to remove my blinds? Afterwards will I need to repaint the trim inside my unit?</p>	<p>Yes, anything that sits on the inside of the frame will need to be taken down. This includes: blind brackets, decorative pieces, anything that is resting on your sill, curtain rods, etc. The trim should not have to be repainted, but if there is damage, most companies will repair the openings to a paintable state.</p>
<p>Who pays?</p>	
<p>Who pays for window replacement: the strata or the individual owner?</p>	<p>VISOA: In bare land stratas, generally the individual owner pays. For other stratas, the answer requires a review of the Strata Plan to see the boundaries of the strata lots and a review of the bylaws. Typically in a condo building the boundary of the strata lot is halfway between the exterior wall and interior wall, so the window in that case is generally considered to be common property. If the strata is using the Standard Bylaws, SB 8 says that the strata corporation must repair and maintain...(a) common assets...(b) common property... But even if it's limited common property or part of the strata lot, SB 8 says the strata corporation must repair and maintain (c)(ii)(D) and (d)(iv) doors, windows and skylights on the exterior of a building or that front on the common property"...</p>
<p>What if an owner wants their window replaced sooner?</p>	<p>VISOA: Sometimes an owner wants a window replaced even though it's not failing. Perhaps their unit is along a busy street and they want a triple paned window to reduce noise. The strata isn't under any obligation to replace a window that hasn't failed. Even if the strata is planning to replace all the windows in a few years, that doesn't mean an owner can demand to get one sooner just because they want one. The owner could submit a request to the council to replace the window at the owner's cost. The bylaws usually set out the process for applications for changes to a strata lot or common property and the conditions of approval.</p>